

**ATLANTA BELTLINE AFFORDABLE HOUSING TRUST FUND (“BAHTF”)**  
**SOURCES AND USES (FY20)**  
(as of April 30, 2020)

<b>BAHTF Affordable Housing Sources and Uses Summary</b>	<b>Amount</b>
BAHTF Total Sources	\$6,789,500
(Less) FY2020 BAHTF Total Uses	\$6,590,000
<b>Unobligated Balance</b>	<b>\$199,500</b>

<b>BAHTF Affordable Housing Budget Sources</b>	<b>Current Budget</b>	<b>Funds Expended</b>	<b>Balance</b>
Development Incentives	\$6,544,800	\$500,000	\$6,044,800
CHDO/Nonprofit Setaside (\$2,336,700 reallocated to Incentives)	\$0		\$0
Property Acquisition: Affordable Housing	\$4,554,700	\$4,400,000	\$154,700
Program Administration (to Invest Atlanta)	\$590,000		\$590,000
<b>Total Sources</b>	<b>\$11,689,500</b>	<b>\$4,900,000</b>	<b>\$6,789,500</b>

<b>BAHTF Affordable Housing Uses</b>	<b>Amount</b>	<b>Funds Expended</b>	<b>Timing</b>
<b>Madison Reynoldstown</b> (116 mixed affordable units) 890 Memorial Drive	\$2,000,000		Q3 - Q4 2020
<b>55 Milton</b> (156 mixed affordable units) 55 Milton Avenue	\$2,000,000		Q2 -Q3 2020
<b>West End Mall</b> (91 affordable units) 850 Oak St. SW & 845 Ralph David Abernathy Blvd.	\$2,000,000	\$2,000,000	Q3 2019 (Pre-development was funded)
Program Administration to Invest Atlanta	\$590,000		TBD
<b>Total Uses</b>	<b>\$6,590,000</b>	<b>\$2,000,000</b>	

**Publicly Announced Pipeline within TAD (as of April 30, 2020)**

Development	Total Units	Affordable Units	Type	Affordability Levels							Years Affordable	ABI/IA Investment (BAHTF or TAD Increment)	Status	
				30%	40%	50%	60%	70%	80%	Homeownership >80%				Market
<b>Madison Reynoldstown</b> (f/k/a Phase II - Reynoldstown Crossing) 890+ Memorial Drive, Atlanta, GA 30316 Neighborhood: Reynoldstown (Developers: Rea Ventures/AH)	116	116	4% Tax Credit - Rental	39		39			38			40	\$2,000,000	Financial Closing anticipated Q4 2020
<b>55 Milton</b> 55 Milton Ave., Atlanta, GA Neighborhood: Peoplestown (Developer: Prestwick Development Co.)	156	156	4% Tax Credit - Rental		46	87			23			20	\$1,800,000	Financial Closing anticipated Q2 - Q3 2020
<b>West End Mall</b> 850 Oak St. Sw & 845 Ralph David Abernathy Blvd., SW Atlanta, GA 30310 (Developer: Elevator City Partners)	450	91	Market Financing/TBD - Rental				23		68		359	20	\$2,000,000	Acquisition Closing - Q2 - Q3 2020 Phase I Housing Closing-anticipated Q2 2021 \$2M Predevelopment - (funded 10/9/2019)
<b>1091 Tucker Avenue</b> 1091 Tucker Avenue Atlanta, GA 30310 (Developers: Atlanta Land Trust and Homeplace Solutions)	23	23	Permanently Affordable Homeownership							23		Permanent	\$920,000	Financial Closing anticipated Q2 - Q3 2020 (Affordability at 85+% AMI)
<b>East Medinah Village, Phase I</b> 1090 Hank Aaron Drive Atlanta, GA 30315 (Developer: Exact Capital Group, LLC)	255	255	Tax Exempt Bond - Rental		129	76			50			20	\$440,000	Financial Closing anticipated late Q2 - Q3 2020
<b>Stanton Park</b> (f/k/a Stanton Oaks, Phase II) 1044 Hank Aaron Drive, SE Atlanta, GA 30315 (Developers: WODA Cooper and Parallel Housing, Inc.)	56	56	Rental: 4% Tax Credit; Partners for HOME; BeltLine TAD increment	10		34			12			20	\$2,000,000	Financial Closing anticipated Q3 2020 (Rezoning required)
<b>1061 Memorial Drive</b> 1061 Memorial Drive, Atlanta, GA 30316 (Owner/Developer: Camand Capital, LLC (Joint Venture: RAF Capital and Civitas)	190	29	<u>Co-living model.</u> Lease-Purchase Bond (ADA - 5/9/19); Final Bond Resolution (ADA - 11/20/19)						29		161	20	\$844,932	Financial Closing anticipated Q2 2020
<b>1265 Lakewood</b> 1265 Lakewood Avenue, SE Atlanta, GA 30315-2310 Developer: Prestwick Development Co.	160	160	Senior Rental: 4% Tax Credit; HOME; Partners for Home; AH; Bond		26	121	13					20	TBD	Financial Closing anticipated Q1 2021
<b>Total</b>	<b>1,406</b>	<b>886</b>		<b>10</b>	<b>39</b>	<b>201</b>	<b>380</b>	<b>13</b>	<b>220</b>	<b>23</b>	<b>520</b>		<b>\$10,004,932</b>	